

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 83 Egan Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,435,000 Property Type House Suburb Richmond

Period - From 01/01/2025 to 31/12/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	92 Chestnut St CREMORNE 3121	\$905,000	09/12/2025
2	83 Park St ABBOTSFORD 3067	\$901,000	27/11/2025
3	143 Dover St CREMORNE 3121	\$930,000	12/11/2025

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06/03/2026 13:57



**Rooms:** 3

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 175 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

Year ending December 2025: \$1,435,000

## Comparable Properties



**92 Chestnut St CREMORNE 3121 (REI/VG)**

Agent Comments



**Price:** \$905,000

**Method:** Private Sale

**Date:** 09/12/2025

**Property Type:** House (Res)

**Land Size:** 116 sqm approx



**83 Park St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$901,000

**Method:** Sold Before Auction

**Date:** 27/11/2025

**Property Type:** House (Res)

**Land Size:** 108 sqm approx



**143 Dover St CREMORNE 3121 (REI/VG)**

Agent Comments



**Price:** \$930,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** House (Res)

**Land Size:** 158 sqm approx

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